

**Planning and Zoning Commission Meeting
Minutes of July 12, 2007**

Work Session (1st Floor; Public Works) – 4:00 PM

The Commission and staff reviewed the agenda. There was some discussion regarding the Erosion Control Ordinance.

Regular Session (1st Floor; Public Works) – 5:00 PM

Call to Order: Chairman Byers called the meeting to order at 5:06 PM.

Attendance:

Members Present:
Tom Byers, Chair
Darryl Hart
Jerome Jones
Cindy Weeks

Member(s) Absent:
Steve Sizemore, Vice-Chair
Buzzy Cannady
David Young

Mr. Byers called for action on the minutes of *June 6, 2007*. A motion by Mr. Jones to approve the minutes was seconded by Ms. Weeks; the motion was approved unanimously (4-0).

Mr. Byers reviewed the agenda and the public hearing procedures. He noted that the changes to the River District Wording Amendment was recommended for continuance to August 1, 2007. A motion by Mr. Jones to grant continuances was seconded by Mr. Hart; the motion was approved unanimously (4-0).

A motion to table the rezoning request for Meadow Road was made by Ms. Weeks and seconded by Mr. Hart; the motion carried (4-0). Mr. Oast clarified that Meadow Road rezoning will require re-advertisement due to the undetermined date for recommendation.

Agenda Item	
Level III site plan for the project identified as Zona Lofts located at 150 Coxe Avenue . The proposed mixed-use development will include retail space and 161 residential units. The owner is Zona Lofts, LLC and the contact is Bae Won Koh. PIN 9648.06-38-3196.	
Staff Comments	Jessica Levengood oriented the Commission and audience to the site location and provided the staff report. She answered Commissioner's questions.
Public Hearing Opened	5:17 PM
Applicant(s)/Applicant Representative(s)	Ashley Evans, Marketing Sales: provided sales information of the 100 units ranging from \$122,000 + and units from \$299,000 -\$499,000. Hutch Kerns, Architect: discussed the building height study showing comparison between tall downtown buildings and Zona Lofts; he answered questions about sustainable and green components.

Public Comments	
Speaker Name	Issue(s)
The following persons spoke:	Inquired about sales prices.
Harold Breece	
Public Hearing Closed	5:23 PM
Commission Comments/Discussion	
Mr. Jones stated that this is a great plan with green/sustainable components. Ms. Weeks indicated her appreciation of the structure of the unit costs with Mr. Byers affirming this comment.	
Commission Action	
On motion by Mr. Jones, with a second by Ms. Weeks, the Commission voted to recommend approval of the proposal and was approved unanimously (4-0).	

Agenda Item	
Consideration of the rezoning request for the project identified as Main Street at Biltmore Lake-located on Sand Hill Road . The request seeks the rezoning from HB (Highway Business) district to UV (Urban Village) district for review of the conceptual masterplan for a mixed-use development. The applicant may be seeking modifications to building setbacks and design and operational standards. The owner is FIRC Shopping Centers of Asheville, LLC and the contact is Patti Glazer. The property is identified in the Buncombe County tax records as PINs 9617.13-12-7586 and portion of 9617.17-02-6063.	
Staff Comments	Ms. Tuch swore in speakers. Ms. Levengood oriented the Commission and audience to the site location and provided the staff report. She answered Commission questions regarding bus lines and sidewalks.
Public Hearing Opened	5:39 PM
Applicant(s)/Applicant Representative(s)	Tony Fraga, Owner/developer and Hutch Kerns, Landscape Architect; They showed the site cross section and described height request; answered questions and provided information regarding the number of stories and different points on site; they expressed a willingness to provide greenway easement and green building; stormwater discussion and interest in providing some amount of affordable housing; discussed the possibility of a YMCA center as well.
Public Comments	
Speaker Name	Issue(s)
The following persons spoke:	Expressed concern about potential for high rise development and the ability to become a precedent.
Heather Rayburn	
Public Hearing Closed	5:39 PM
Commission Comments/Discussion	
Mr. Jones appreciated the request for modification and planning, although he had some	

concern about the height, but felt that contextually this will be okay. Ms. Weeks didn't think the height will be too bad; she appreciated the greenway easement and would like to see a price structure so that some affordable and work force housing is provided.
Commission Action
On motion by Mr. Hart, with a second by Mr. Jones, the Commission voted to recommend approval of the rezoning (4-0).
On motion by Ms. Weeks, with a second by Mr. Hart, the Commission voted to recommend approval of the masterplan (4-0)
On motion by Mr. Jones, with a second by Ms. Weeks, the Commission voted to recommend approval of the variances to the design standards (4-0). Mr. Oast clarified that the variance recommended by Planning and Zoning Commission is a final action and that only the rezoning and masterplan approval will go to City Council for their review.

Agenda Item	
Request to rezone property(s) located on Britt Drive (2 lots) from RM-16, Residential Multi Family High Density), River District, and RS-4 (Residential Single Family Medium Density) districts to LI (Light Industrial) district. The property owner is BATT Associates, Inc. The property(s) are identified as PINs 9658.13-13-0221 and 12-5994.	
Staff Comments	Blake Esselstyn oriented the Commission and audience to the site location and provided the staff report. He answered Commission questions regarding the dam's regulation and stated that they are monitored by the State and are subject to periodic inspections; this cannot be a condition of the straight zoning and it could leave out portions of the property from the rezoning.
Public Hearing Opened	6:08 PM
Applicant(s)/Applicant Representative(s)	Aaron Voight, owner; wanted to offer intention to not use the strip of land reaching White Pine Road. And will give to residents or City of Asheville.
Public Comments	
Speaker Name	Issue(s)
The following persons spoke:	

Harold Payne William Mansfield Karen Flynn Doris Prak Claire Payne Harold Breece Zachary Bass Karen Vickers Philip Hawkins Heather Rayburn	? Indicated potential for flooding ? Sound amplified by canyon topography ? Safety concerns, how to exit in emergency ? Possible uses, inquired about what kind of building will be placed on the property ? Dangers on high hazard dam ? Suggested best use as a park ? Inquired about effectiveness of landscape buffers ? Concern over private sewer line(s) ? Erosion control, excessive silt and sediment ? Inquired about concerns for wildlife ? Questioned about height ? Concern about possible extent of grading (unforeseen consequences) ? Practicality of development options ? Questioned the accuracy of FEMA maps ? Probability of retaining walls and their safety ? Need for resources to buy out compromised properties
Public Hearing Closed	6:37 PM
Commission Comments/Discussion	
Mr. Byers stated that the Commission cannot condition land uses; he questioned about the appropriateness of the request and our existing zoning. Ms. Weeks indicated that change will help add industrial options in City of Asheville as property is removed elsewhere from an industrial designation.	
Commission Action	
On motion by Ms. Weeks, with a second by Mr. Hart, the Commission voted to recommend approval of the proposal (4-0).	

Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville to **Provide for Development Standards for Parking Garages.**

Shannon Tuch outlined the proposed wording amendment to the Commission and audience. Ms. Tuch answered Commissioner's questions regarding façade standards applied to adjacent streets including primary corridors; lighting. Mr. Byers added two minor wording clarifications to item (c) and (i).

The Public Hearing closed at 6:58 PM.

Mr. Jones moved to recommend approval of the wording amendment; seconded by Mr. Hart. The motion passed 4-0.

There will not be a Planning and Zoning Mid Month meeting for the month of July.

The meeting adjourned at 6:59 PM.